



# Summit Crossing

1508 & 1510 South Mint Street | Charlotte, NC 28203



## Available for Lease

+/- 1,734 SF 2nd Generation Restaurant in South End



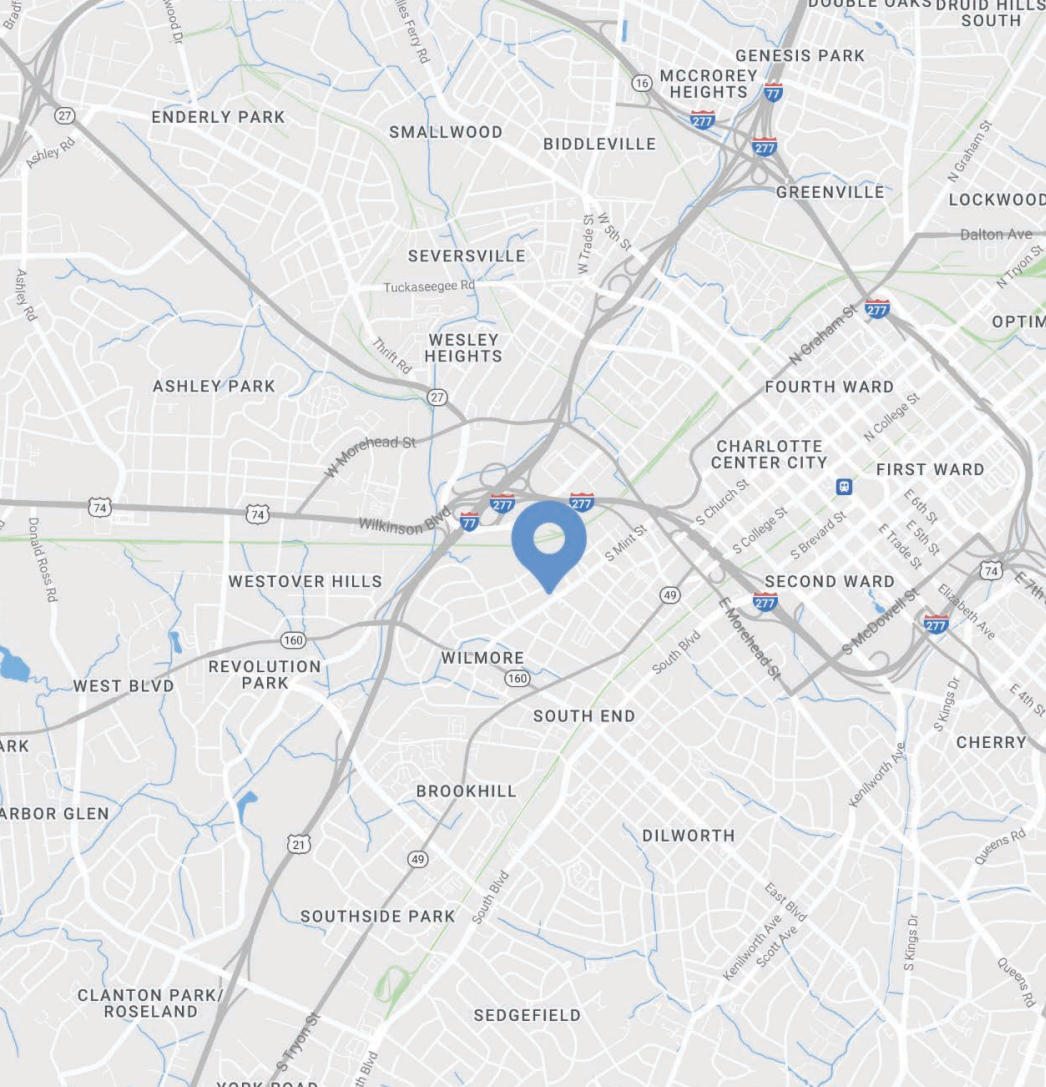
Property Overview

# Summit Crossing Available for Lease

Urban core retail building located at the signalized intersection of South Mint Street and West Summit Avenue in Charlotte's historic South End. Conveniently located just blocks away from the LYNX light rail station at Bland Street and in close proximity to South Boulevard, West Morehead Street, I-77, I-277 and Bank of America Stadium.

Property Details

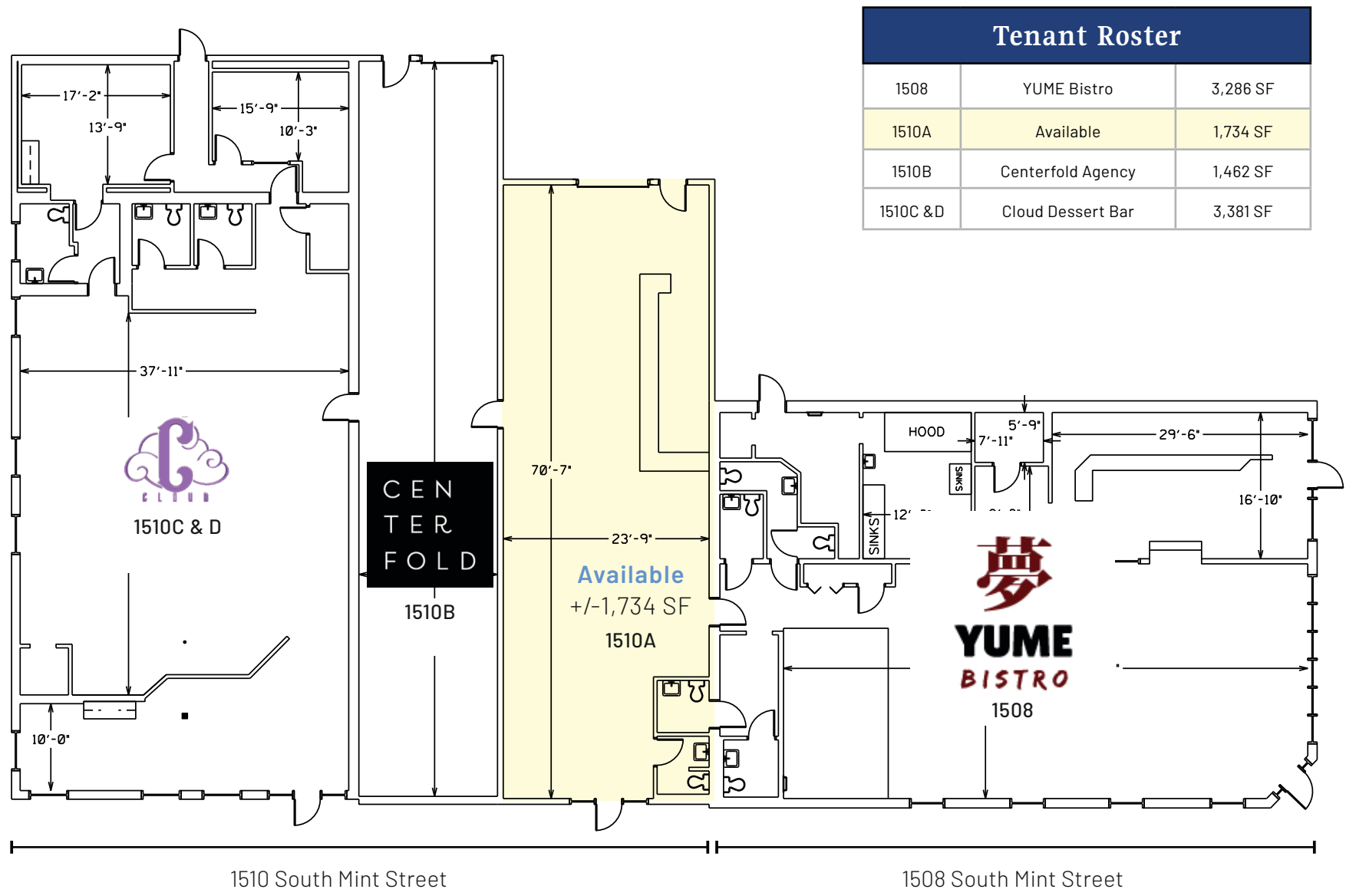
|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| Address          | 1508 & 1510 South Mint Street   Charlotte, NC 28208                     |
| Availability     | +/- 1,734 SF 2nd Generation Restaurant<br>Available for Lease           |
| GLA              | +/- 9,863 SF Multi-Tenant Building                                      |
| Use              | Urban Core Retail                                                       |
| Parking          | 29 on-site parking spaces and on-street parking along South Mint Street |
| Zoning           | TOD-M                                                                   |
| Traffic Counts   | South Mint Street                                                       |
| Lease Rate       | Call for Leasing Details                                                |
| Additional Notes | **DO NOT DISTURB TENANT**                                               |



## Demographics

| RADIUS                  | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| 2022 Population         | 20,968    | 118,346   | 237,085   |
| Avg. Household Income   | \$133,966 | \$118,436 | \$112,965 |
| Median Household Income | \$96,406  | \$73,719  | \$67,537  |
| Households              | 13,282    | 60,665    | 112,052   |
| Daytime Employees       | 33,515    | 159,373   | 270,600   |





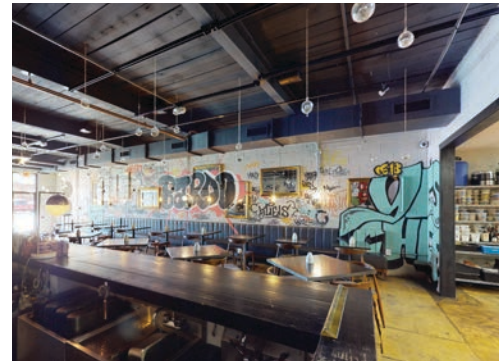
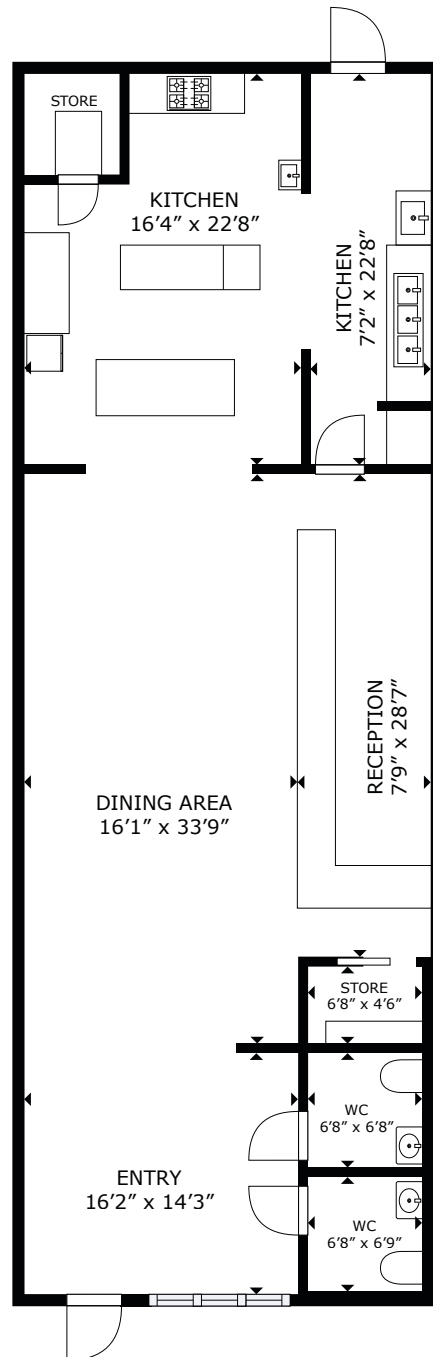
| Tenant Roster |                   |          |
|---------------|-------------------|----------|
| 1508          | YUME Bistro       | 3,286 SF |
| 1510A         | Available         | 1,734 SF |
| 1510B         | Centerfold Agency | 1,462 SF |
| 1510C & D     | Cloud Dessert Bar | 3,381 SF |



## Available

2nd Generation  
Restaurant  
+/- 1,734 SF

 Virtual Tour







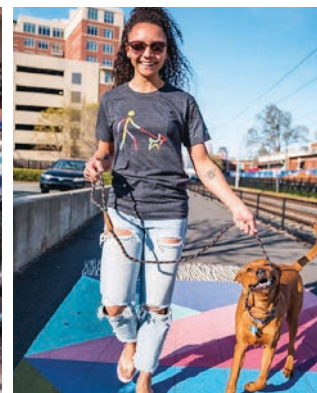
# South End

Charlotte, NC

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



## South End Development Report



# SOUTH END

## \$3.4B

Commercial Development

## 371K SF

Retail Planned/Under Construction

## 2.2MM SF

Office Planned/Under Construction

## 3,802

Residential Units Planned/Under Construction

## 380

Hotel Rooms Planned/Under Construction





0.4 mi to Bland Street Station



LTK  
259 Apartment Units

PROSPECT  
11,650 SF Retail  
304 Apartment Units  
5,000 SF Rooftop Lounge

LINCOLN STREET  
CRAFT

Social Food  
LETSMENTKBO

1501

Site

West Summit Avenue

7,600 VPD

4,300 VPD

South Mint Street



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

